045.0	0004	0007.A	1 of 2	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	5,425,500	/	7,584,700
USE VALUE:	5,425,500	/	7,584,700
ASSESSED:	5,425,500	/	7,584,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
473	-503	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AKBARIAN MOHAMMED MD
Owner 2:	ARLINGTON FINANCE TRUST INC
Owner 3:	
Street 1:	P.O. BOX 724
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 38,998 Sq. Ft. of land mainly classified as Comm. / Res. with a Comm. Block Building built about 1960, having primarily Brick Exterior and 31313 Square Feet, with 17 Units, 5 Baths, 0 3/4 Bath, 10 HalfBaths, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	19499.000	2,906,940	2,900	872,900	3,782,740
112	19499.000	769,860		872,900	1,642,760
Total Card	0.895	3,676,800	2,900	1,745,800	5,425,500
Total Parcel	0.895	5,836,000	2,900	1,745,800	7,584,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 173.27 | /Parcel: 154.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 31860

GIS Ref

GIS Ref

Insp Date 04/27/18

!3824!

PREVIOUS ASSESSMENT

Parcel ID 045.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	031	FV	5,740,600	2900	38,998.	1,715,600	7,459,100	7,459,100	Year End Roll	12/18/2019
2019	031	FV	4,899,800	3000	38,998.	1,614,700	6,517,500	6,517,500	Year End Roll	1/3/2019
2018	031	FV	4,825,000	3000	38,998.	1,412,800	6,240,800	6,240,800	Year End Roll	12/20/2017
2017	031	FV	4,587,200	3000	38,998.	1,110,100	5,700,300	5,700,300	Year End Roll	1/3/2017
2016	031	FV	4,587,200	3000	38,998.	1,110,100	5,700,300	5,700,300	Year End	1/4/2016
2015	031	FV	4,094,600	3100	38,998.	1,009,200	5,106,900	5,106,900	Year End Roll	12/11/2014
2014	031	FV	4,094,600	3100	38,998.	1,009,200	5,106,900	5,106,900	Year End Roll	12/16/2013
2013	031	FV	4,094,600	3100	38,998.	1,009,200	5,106,900	5,106,900		12/13/2012

PRINT

Date	Time
12/10/20	18:58:06

LAST REV

Date	Time
11/02/20	09:20:55
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3824

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14650-40		6/1/1982		1,200,000	No	No		Y

USER DEFINED

Prior Id # 1:	31860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2020	868	Inter Fi	55,100	O				
4/6/2020	383	Renovate	90,000	C				
10/29/2019	1742	Inter-De	11,289	C				
12/7/2017	1624	Add Bath	13,900	C				
11/29/2017	1574	Re-Roof	59,750	C				
12/12/2013	1808	Sign	1,500	C				
4/12/2013	534	Manual	9,500	C				
9/25/2012	1206	Sign	2,500	C				
8/31/2012	1088	Re-Roof	6,000					RUBBER ROOF
8/27/2012	1066	Manual	1,000					INTERIOR PARTITION

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	Permit Visit	DGM	D Mann
4/27/2018	Meas/Inspect	DGM	D Mann
2/6/2014	Info Fm Prmt	EMK	Ellen K
6/13/2013	Info Fm Prmt	EMK	Ellen K
4/16/2013	Info Fm Prmt	EMK	Ellen K
3/27/2009	Measured	201	PATRIOT
4/20/2000	Info At Door	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		38998		Sq. Ft.	Site		0	43.25	1.04	CG									1,745,849	112	50				1,745,800	

Total AC/HA: 0.89527 | Total SF/SM: 38998 | Parcel LUC: 031 | Comm. / Res. | Prime NB Desc: COMM GD | Total: 1,745,849 | Spl Credit | Total: 1,745,800

Sample output to test PDF Combine only

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	62 - Comm. Block		
Sty Ht:	3 - 3 Story		
(Liv) Units:	17	Total:	40
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:	112	Alt %:	21
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	5	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	10	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Very Good
A Kits:	2	Rating:	Excellent
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	0.83356154
Const Adj.:	1.05260277
Adj $ / SQ:	96.515
Other Features:	101326
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	5091674
Depreciation:	1425669
Depreciated Total:	3666005

COMMENTS

PUNJAB, COSTUME CO, ARLINGTON CENTERED, ALLURE SALON, MEXICAN REST, 7 OFFICES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	5	HB	10

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	2
2	4	2	3
Totals			
4	16	8	

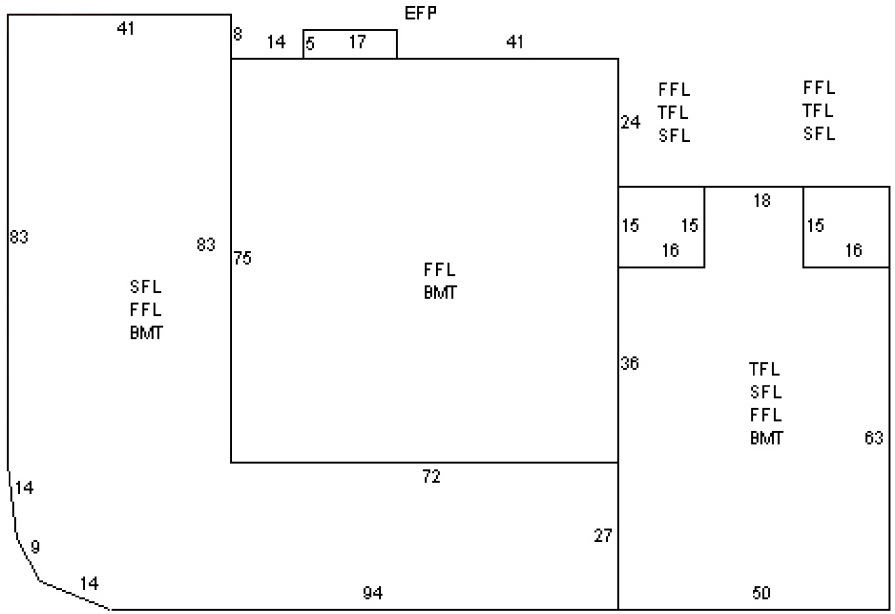
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.91
Special Features:	10800	Val/Su Net:	81.62
Final Total:	3676800	Val/Su SzAd	123.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	15,648	96.520	1,510,267
BMT	Basement	15,168	33.300	505,059
SFL	Second Floor	10,248	96.520	989,086
TFL	Third Floor	3,900	96.520	376,409
EFP	Enclos Porch	85	62.370	5,302

Net Sketched Area:	45,049	Total:	3,386,123
Size Ad	29796	Gross Are	45049	FinArea	31313
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	10	A	1
FFL	100	RST	35	A	2
SFL	100	APT	20	A	2
SFL	100	OFC	80	A	5
TFL	100	APT	100	A	2

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1000	A	AV	1985	4.00	T	27.2	340			2,900			2,900
81	Cooler	M	S	1	8X8	A	AV	1999	80.00	T	16	340			4,300			4,300
81	Cooler	D	S	1	8X12	A	AV	1999	80.00	T	16	340			6,500			6,500

Sample output to test PDF Combine only

More:	N	Total Yard Items:	2,900	Total Special Featues:	10,800	Total:	13,700

045.0	0004	0007.A	2 of 2	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,159,200	/	7,584,700
USE VALUE:	2,159,200	/	7,584,700
ASSESSED:	2,159,200	/	7,584,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
473	-503	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AKBARIAN MOHAMMED MD
Owner 2:	ARLINGTON FINANCE TRUST INC
Owner 3:	
Street 1:	P.O. BOX 724
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	01890
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 38,998 Sq. Ft. of land mainly classified as Comm. / Res. with a Apt- Garden Building built about 1960, having primarily Vinyl Exterior and 17818 Square Feet, with 23 Units, 20 Baths, 0 3/4 Bath, 4 HalfBaths, 70 Rooms, and 30 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	1,943,280			1,943,280
325	0.000	215,920			215,920
Total Card	0.000	2,159,200			2,159,200
Total Parcel	0.895	5,836,000	2,900	1,745,800	7,584,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 121.18 | /Parcel: 154.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 31860
GIS Ref:
GIS Ref:
Insp Date: 04/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!3824!

PRINT

Date	Time
12/10/20	18:58:09

LAST REV

Date	Time
11/06/19	11:35:58

danam

USER DEFINED

Prior Id # 1:	31860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3824

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2019	64000	Inter Fi	140,000	C				
6/28/2018	887	Alterati	2,600	C				
4/25/2018	485	Re-Roof	61,500	C				
1/26/2017	81	Heat App	11,000	C				
1/5/2017	8	Inter Fi	146,000	O				
6/7/2016	746	Demoliti	2,300					demo 491
4/21/2009	252	Re-Roof	8,000					
3/6/2007	124	Manual	2,000			G9	GR FY09	move kitchen exhau
1/12/2007	30	Renovate	32,000			G9	GR FY09	interior remodel
10/30/2006	943	Sign	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	Meas/Inspect	DGM	D Mann
3/27/2009	Info At Door	201	PATRIOT
4/20/2000	Info At Door	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0	0	Sq. Ft.	Site		0	0.	0.00	CG										325	10					

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 031 | Comm. / Res. | Prime NB Desc: COMM GD | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	23	Total:	40
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:	325	Alt %:	10
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	20	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	20	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	0.99989998
Adj $ / SQ:	134.387
Other Features:	210000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2957742
Depreciation:	798590
Depreciated Total:	2159151

COMMENTS

20 APTS, 3 COMMERCIAL UNITS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	70	BRs:	30	Baths:	20	HB	4

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
10	3	1	M
10	4	2	M
Totals			
20	70	30	

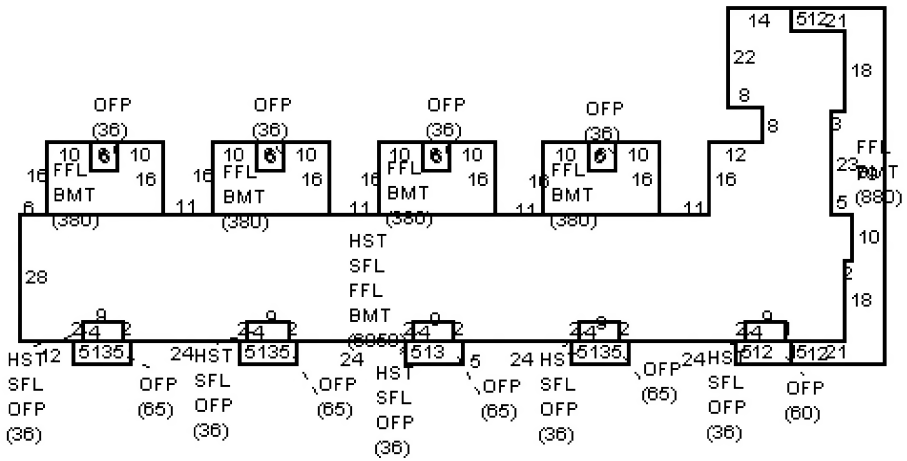
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.39
Special Features:	0	Val/Su Net:	80.21
Final Total:	2159200	Val/Su SzAd	121.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	8,459	40.320	341,033
FFL	First Floor	8,459	134.390	1,136,776
SFL	Second Floor	6,239	134.390	838,438
HST	Half Story	3,120	134.390	419,219
OFP	Open Porch	644	19.060	12,275

Net Sketched Area:	26,921		Total:	2,747,741	
Size Ad	17817.5	Gross Are	30040	FinArea	17818

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	15	A	2
FFL	100	OFC	5	A	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	